

ORDINANCE NO. 20201210-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14231 NORTH U.S. HIGHWAY 183A SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES (CH) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use (CS-MU) combining district to commercial highway services (CH) district on the property described in Zoning Case No. C14-2020-0125, on file at the Housing and Planning Department, as follows:

5.2978 acres (230,773 square feet) being a portion of Lot 1, Block B, AVERY LAKELINE, a subdivision in Williamson County, Texas, recorded in Document No. 2020023739, of the Official Public Records of Williamson County, Texas, said 5.2978 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

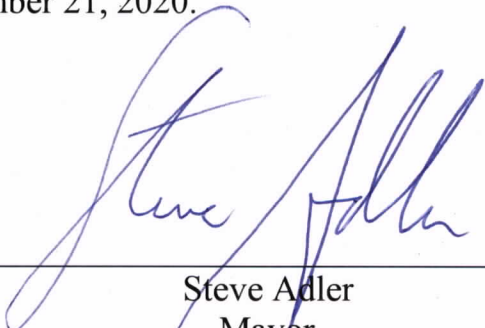
locally known as 14231 North U.S. Highway 183A Service Road Northbound in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on December 21, 2020.

PASSED AND APPROVED

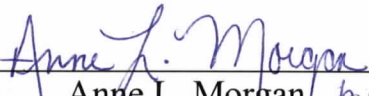
_____, December 10, 2020

§
§
§




Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.2978 ACRES (230,773 SQUARE FEET), BEING A PORTION OF LOT 1, BLOCK B, AVERY LAKELINE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 20200232739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 1 CONVEYED TO ASCENSION SETON IN DOCUMENT NO. 2020029508 (O.P.R.W.C.T.), SAID 5.2978 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point at the intersection of the east right-of-way line of N U.S. 183A Highway (Right-of-way varies) with the south right-of-way line of Hema Drive (60' Right-of-way), and being in the west line of said Lot 1, for a point of curvature and **POINT OF BEGINNING** hereof;

THENCE, leaving the east right-of-way line of said N U.S. 183A Highway, with the south right-of-way line of said Hema Drive and the north line of said Lot 1, the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **39.77** feet and whose chord bears **N27°21'08"E**, a distance of **35.71** feet to a calculated point for a point of tangency hereof, and
- 2) **N72°55'35"E**, a distance of **419.29** feet to a calculated point for a point of curvature hereof, said point being the beginning of a right-of-way transition from the south right-of-way line of said Hema Drive to the west right-of-way line of Linnaea Lane (60' Right-of-way);

THENCE, continuing with the right-of-way transition from said Hema Drive to said Linnaea Lane, and with the northeast line of said Lot 1, along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **39.28** feet and whose chord bears **S62°04'25"E**, a distance of **35.36** feet to a calculated point for a point of tangency hereof, said point being the end of the right-of-way transition from the south right-of-way line of said Hema Drive to the west right-of-way line of said Linnaea Lane;

THENCE, with the west right-of-way line of said Linnaea Lane and the east line of said Lot 1, the following two (2) courses and distances:

- 1) **S17°04'25"E**, a distance of **155.78** feet to a calculated point for a point of curvature hereof, and
- 2) Along the arc of a curve to the left, whose radius is **530.00** feet, whose arc length is **299.79** feet and whose chord bears **S33°16'40"E**, a distance of **295.81** feet to a calculated point for a non-tangent point of compound curvature and the southeast corner hereof;

THENCE, leaving the west right-of-way line of said Linnaea Lane and the east line of said Lot 1, over and across said Lot 1, the following four (4) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **1,170.00** feet, whose arc length is **248.24** feet and whose chord bears **S67°25'56"W**, a distance of **247.78** feet to a calculated point for a non-tangent point of compound curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is **1,030.00**, whose arc length is **205.68** feet and whose chord bears **S67°47'23"W**, a distance of **205.34** feet to a calculated point for a point of tangency hereof,
- 3) **S62°04'08"W**, a distance of **32.60** feet to a calculated point for a point of curvature hereof, and


- 4) Along the arc of a curve to the right, whose radius is **15.00** feet, whose arc length is **23.56** feet and whose chord bears **N72°55'52"W**, a distance of **21.21** feet to a calculated point for a point of tangency hereof, said point being in the east right-of-way line of said N U.S. 183A Highway, and being in the west line of said Lot 1;

THENCE, with the east right-of-way line of N U.S. 183A Highway and the west line of said Lot 1, the following two (2) courses and distances:

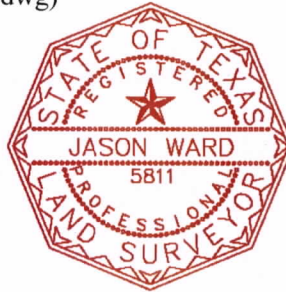
- 1) **N27°55'05"W**, a distance of **45.03** feet to a TxDOT type II brass disc found for a point of curvature hereof, and
- 2) Along the arc of a curve to the right, whose radius is **2,765.50** feet, whose arc length is **434.00** feet and whose chord bears **N22°43'04"W**, a distance of **433.56** feet to the **POINT OF BEGINNING** and containing 5.2978 Acres (230,773 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000077918. See attached sketch (reference drawing: 00822_Zoning Exhibit-2.dwg)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

10/29/2020





LOT 1, BLOCK A
AVERY LAKELINE
DOC. NO. 2020023739
O.P.R.W.C.T.

P.O.B.
GRID N: 10,148,728.88
GRID E: 3,093,317.73

**N US 183A HIGHWAY
(R.O.W. VARIES)**

(R=2,765.50')
(L=434.01' D=8°59'31")
(N22°43'09"W 433.56')
R=2,765.50'
L=434.00' D=8°59'30"
N22°43'04"W 433.56'

HEMA DRIVE (60' R.O.W.)
(N72°55'30"E 419.29')
N72°55'35"E 419.29'

ZONING EXHIBIT
5.2978 ACRE(S)
230,773 SQUARE FEET

LOT 1, BLOCK B
AVERY LAKELINE
DOC. NO. 2020023739
O.P.R.W.C.T.
OWNER:
ASCENSION SETON
DOC. NO. 2020029508
O.P.R.W.C.T.

**LINNAEA LANE
(60' R.O.W.)**

(S17°04'30"E 155.78')
S17°04'25"E 155.78'
R=530.00'
L=299.79' D=32°24'32"
S33°16'40"E 295.81'

**5.2978 ACRES
ZONING EXHIBIT
City of Austin,
Williamson
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/29/2020
Project:	00822
Scale:	1" = 100'
Reviewer:	FM
Tech:	CC
Field Crew:	WC/MM
Survey Date:	JULY 2020
Sheet:	1 OF 2

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	39.77'	25.00'	91°09'19"	N27°21'08"E	35.71'
C2	39.28'	25.00'	90°00'54"	S62°04'25"E	35.36'
C3	248.24'	1,170.00'	12°09'24"	S67°25'56"W	247.78'
C4	205.68'	1,030.00'	11°26'29"	S67°47'23"W	205.34'
C5	23.56'	15.00'	89°58'58"	N72°55'52"W	21.21'

RECORD CURVE TABLE

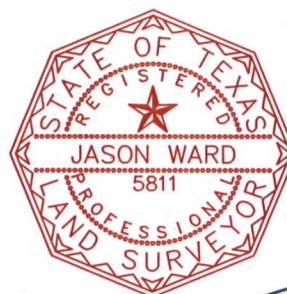
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	39.77'	25.00'	91°08'54"	N27°21'03"E	35.71'
(C2)	39.77'	25.00'	90°00'00"	N62°04'30"E	35.36'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S62°04'08"W	32.60'
L2	N27°55'05"W	45.03'

LEGEND

	ZONING BOUNDARY
	EXISTING PROPERTY LINES
	TXDOT TYPE II BRASS DISC FOUND
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2020023739



Jason Ward 10/29/2020

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077918.

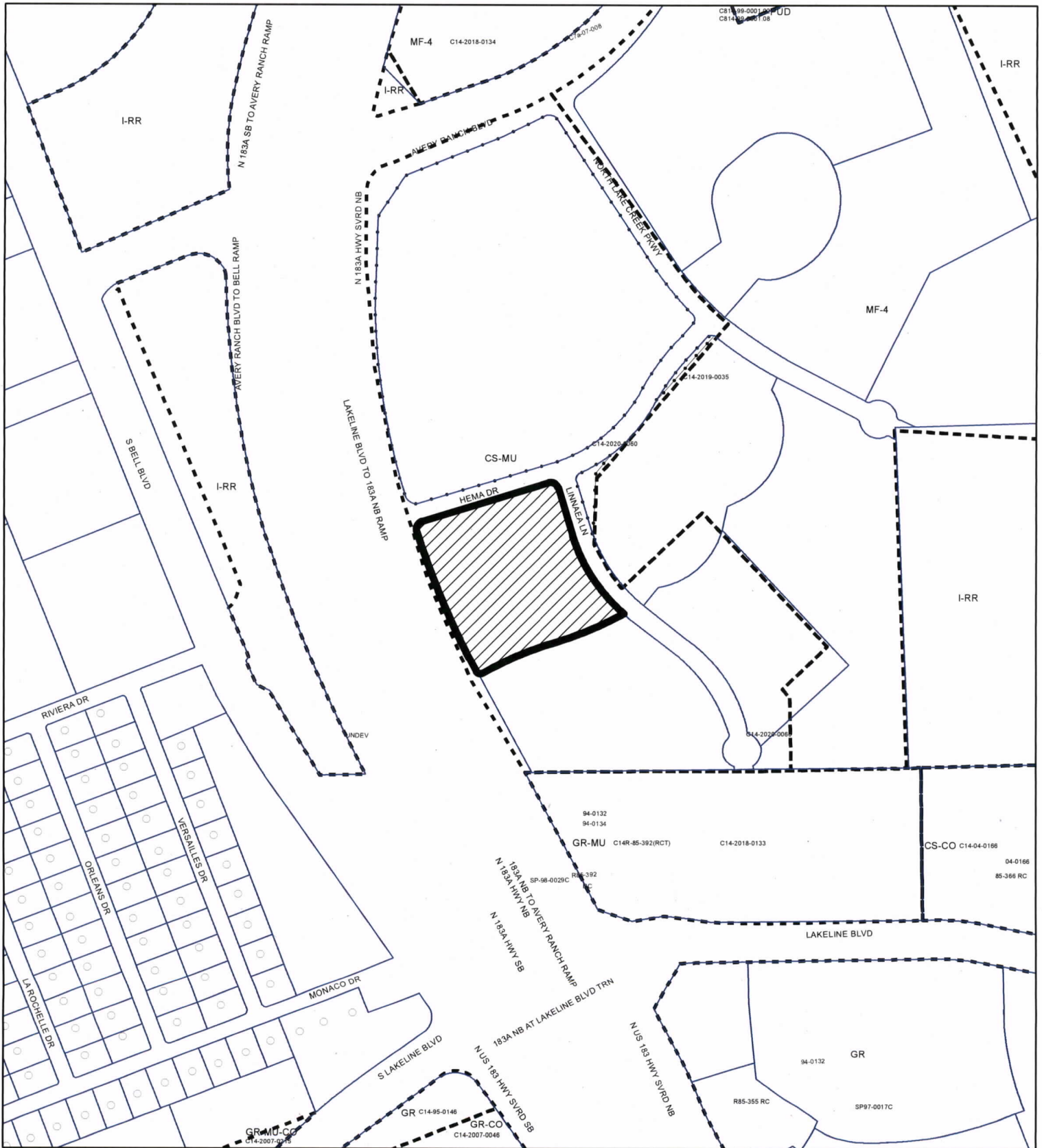
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**5.2978 ACRES
ZONING EXHIBIT
City of Austin,
Williamson
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300




Date:	10/29/2020
Project:	00822
Scale:	N/A
Reviewer:	FM
Tech:	CC
Field Crew:	WC/MM
Survey Date:	JULY 2020
Sheet:	2 OF 2



ZONING

ZONING CASE#: C14-2020-0125

Exhibit B

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/5/2020